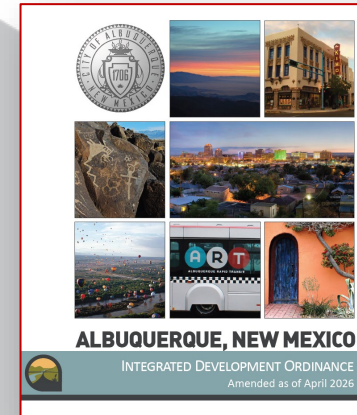


INTEGRATED DEVELOPMENT ORDINANCE

Planning, Zoning, and Housing (oh my!)

Spring 2026



<https://abq-zone.com>

Mikaela Renz-Whitmore
Division Manager
mrenz@cabq.gov

**ONE
ALBUQUE
RQUE**

PLANNING + ZONING

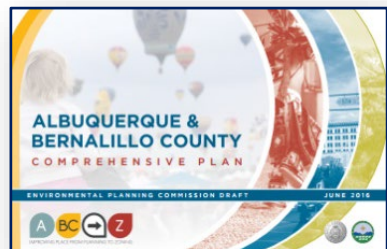
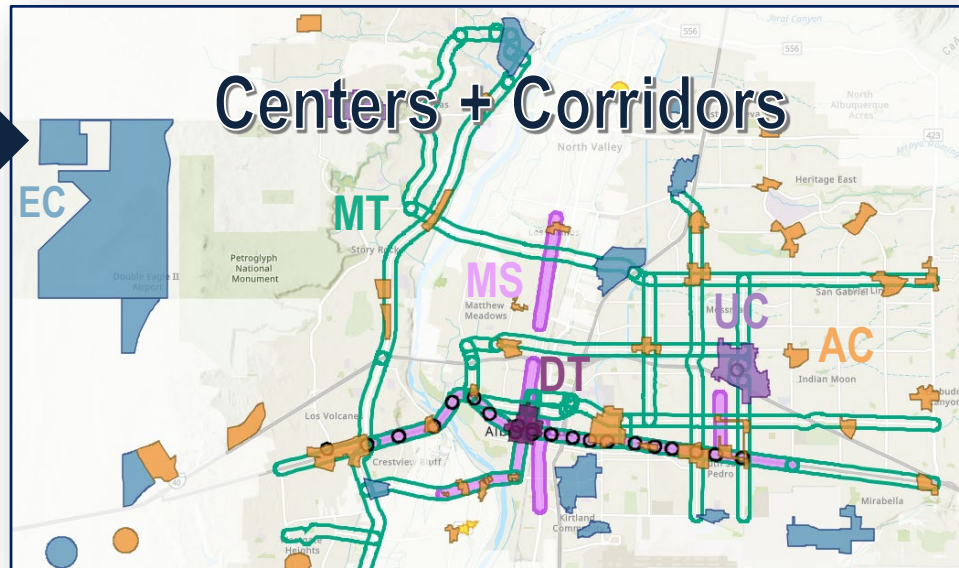
ABC COMPREHENSIVE PLAN

- **What we want + why:**
 - Where to direct growth
 - What to protect
 - What actions to take
 - How to measure progress



Vision

Policies



compplan.abq-zone.com

INTEGRATED DEVELOPMENT ORDINANCE

- **How to get there:**
 - Tailored rules
 - Centers + Corridors
 - Areas of Consistency
 - Overlay Zones
 - Special places
 - Transitions / Edge Protections
 - Between Areas of Change + Consistency
 - Next to neighborhoods

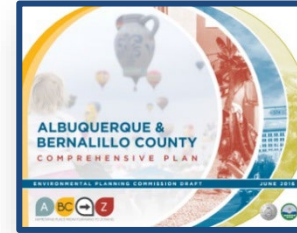
Regulations



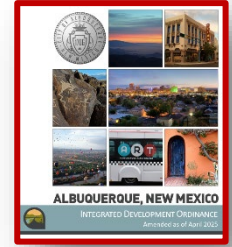
<https://abq-zone.com>

WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque
Bernalillo
County
Comprehensive Plan



U.S Constitution

5th Amendment: Property Rights

14th Amendment: Due Process

10th Amendment: Police Power

for public health, safety, and welfare

“a person may not be deprived of **property** by the government without **due process** of law”

“nor shall any State deprive any person of life, liberty, or **property**, without **due process** of law”



What is a taking?

A regulatory taking is when a zoning regulation limits the use of private property to the extent that it effectively deprives the owner of *all* economic value.

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



ONE
ALB
UQU
ER
QUE

HIERARCHY OF RULES

In the order applied

Overlay Zones

- Character, Historic, View Protections

Context

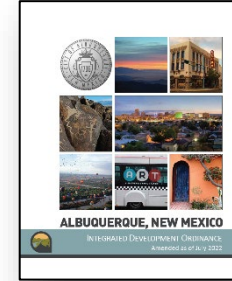
- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential
- Uses
- Development types

Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

- Residential
- Mixed-use
- Non-residential
- Planned Development



<https://tinyurl.com/CABQ-IDO-12-2022>

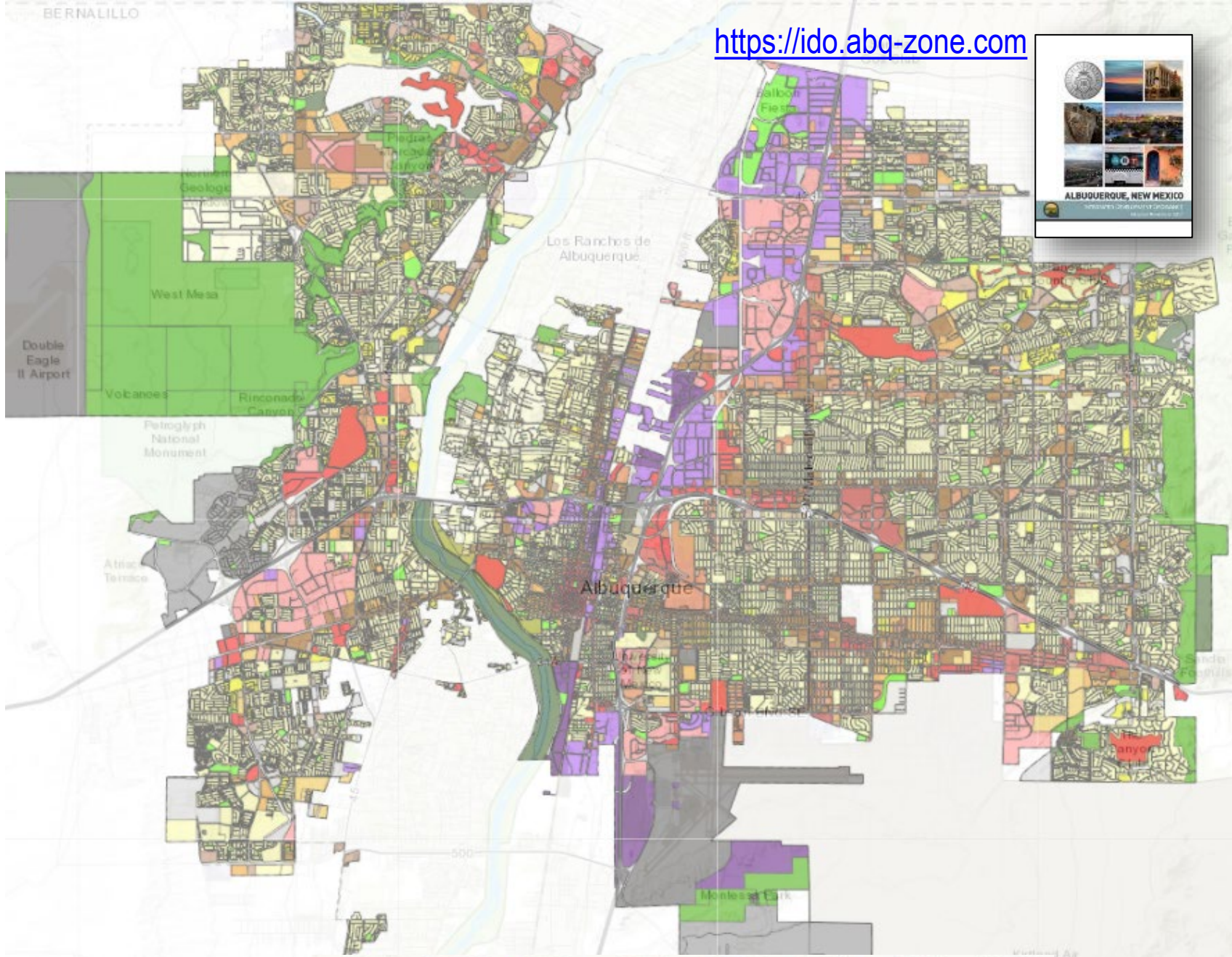
IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

ZONING

<https://ido.abq-zone.com>



IDOZoning	
	R-A
	R-1
	R-T
	R-MC
	R-ML
	R-MH
Residential Zone Districts	
	MX-T
	MX-L
	MX-M
	MX-H
	MX-FB-ID
	MX-FB-FX
	MX-FB-UD
Mixed-use Zone Districts	
	NR-C
	NR-BP
	NR-LM
	NR-GM
	NR-SU
	NR-PO-A
	NR-PO-B
	NR-PO-C
	NR-PO-D
Non-residential Zone Districts	
	PD Planned Development
	PC Zone Districts
	UNCL Unclassified



<https://tinyurl.com/IDOzoningmap>

ZONING PROTECTIONS

Use-specific Standards

IDO Part 4 Allowable Uses

Distance separations from residential and Open Space areas and between uses



<https://tinyurl.com/IDOzoningmap>

From Residential Uses:
Liquor retail, Heavy Manufacturing, Auto repair, etc.

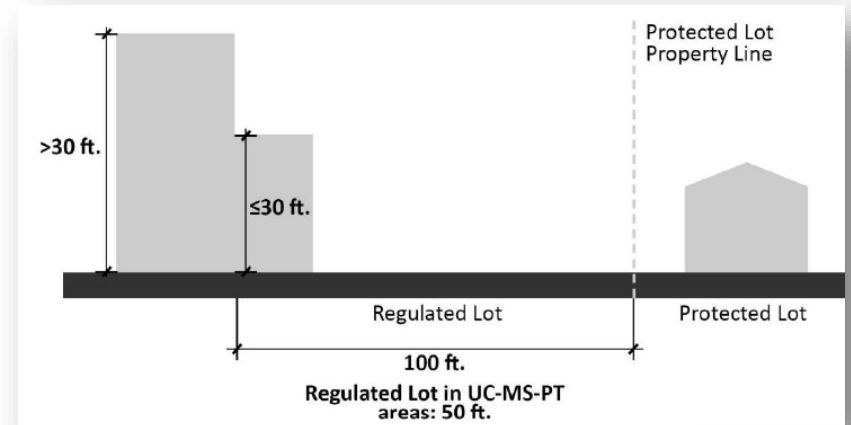
From Open Space:
Car wash, Gas stations, Manufacturing, Solid Waste, etc.

Between uses:
Group Homes, Pawn Shops, Bail Bonds, Payday Loans, etc.

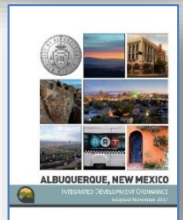
Context Rules

IDO Part 5 Development Standards

Rules that set quality standards for development



Transitions:
Neighborhood Edges, Edge Buffers
Major Public Open Space Edges



ido.abc-zone.com

LIMITS ON DENSITY

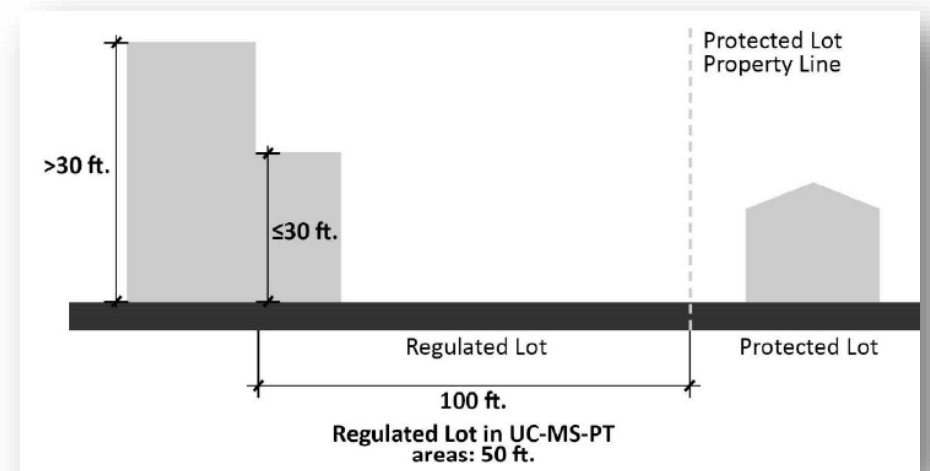
Part 5

CITYWIDE

- Building height
- Required usable open space
- Required parking
- Required landscaping
- Building design standards

CONTEXTUAL

- Use-specific standards
 - Distance from residential
- Neighborhood Edges
- Edge Buffers
- Major Public Open Space Edge



REVIEW/DECISION

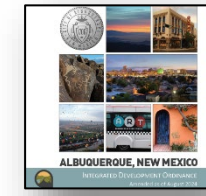
Predictable
↕
Flexible

Table 6-1-1: Summary of Development Review Procedures
 DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission
 ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer
 X = Required [] = Public Hearing <> = Quasi-judicial Hearing
 R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

Subsection	Mtgs			Public Notice				Review and Decision-making Bodies							Specific Procedures	
	6-4(B)	6-4(C)	6-4(K)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(I)	6-2(I)		6-2(A)
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff	DHO	EPC	LC	ZHE	LUHO	City Council	
Administrative Decisions																
Archaeological Certificate	X			X	X				D					<AR>	<AD>	6-5(A)
Historic Certificate of Appropriateness – Minor		X		X		X			D			<AD>		<AR>	<AD>	6-5(B)
Permit – Sign																
Permit				X				X	D					<AR>	<AD>	6-5(C)
Alternative Signage Plan				X		X		X	D					<AR>	<AD>	6-5(C)
Permit – Temporary Use					X				D					<AR>	<AD>	6-5(D)
Permit – Temporary Window Wrap					X				D					<AR>	<AD>	6-5(E)
Permit – Wall or Fence – Minor				X				X	D					<AR>	<AD>	6-5(F)
Site Plan – Administrative			X	X		X		X	D					<AR>	<AD>	6-5(G)
Decisions Requiring a Public Hearing																
Conditional Use Approval			X	X	X	X	X	X	R				<D>	<AR>	<AD>	6-6(A)
Demolition Outside of an HPO			X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(B)
Expansion of Nonconforming Use or Structure			X	X	X	X		X	R			<D>		<AR>	<AD>	6-6(C)
Historic Certificate of Appropriateness – Major		X		X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(D)
Permit – Carport				X	X	X		X					<D>	<AR>	<AD>	6-6(G)
Permit – Wall or Fence – Major				X	X	X		X					<D>	<AR>	<AD>	6-6(H)
Site Plan – EPC			X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(I)
Subdivision of Land – Minor	X			X				X	R	<D>				<AR>	<AD>	6-6(K)
Subdivision of Land – Major	X	X		X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(L)
Variance – EPC			X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(N)
Variance – ZHE			X	X	X	X	X	X	R				<D>	<AR>	<AD>	6-6(O)
Waiver – DHO			X	X				X	R	<D>				<AR>	<AD>	6-6(P)
Policy Decisions																
Adoption or Amendment of Comprehensive Plan				X	X		X	X	R		[R]				[D]	6-7(A)
Amendment to IDO Text – Citywide				X	X		X	X	R		[R]				[D]	6-7(D)
Amendment to IDO Text – Small Area				X	X		X	X	R		<R>				<D>	6-7(E)
Annexation of Land				X	X	X	X	X	R		<R>				<D>	6-7(F)
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)

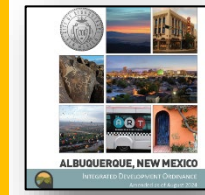
Table 6-1-1

Some notice.
Administrative review.
Decided on IDO rules only.



<https://abq-zone.com>

More notice.
Public hearing.
Decided on IDO rules only.



<https://compplan-abq-zone.com>

Lots of notice.
Public hearing.
Rules decided case-by-case.
Comp Plan AND IDO apply.



PUBLIC NOTICE

<https://www.cabq.gov/planning/urban-design-development/public-notice>

BEFORE APPLICATION

6-4(J)2

Emailed notice to Neigh.
Assoc/Coalitions

6-4(J)3

Mailed notice to Property Owners

AFTER APPLICATION

6-4(J)4

Posted Sign (Applicant)

6-4(J)5

Published notice (CABQ)
[i.e., legal ad in ABQ Journal]

6-4(J)6

Web Posting (CABQ)

Table
6-1-1

Subsection	Mtgs			Public Notice				
	6-4(B)	6-4(C)	6-4(K)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting

ONE
SALBE
SQR
ER
MCP
OR
ME

ABQ-PLAN

<https://cabq.gov/abq-plan>

ABQ-PLAN



Plan for land use!
Planning

Planning Approvals, Amendments, Site Plans, Variances, Historic and more!



Pre-Application Steps

Mailing Buffers, PRT Requests, and Sketch Plats



Planning Approvals

Conditional Use, Framework Plan, and Plan Adoption/Amendments



Historic Preservation

Do I need a permit?

Historic Certificate of Appropriateness and Demolitions



Zone or Use Changes

Change My Zoning or Request a Condition...

Zoning Map Amendments, Conditional Use Approval, and Annexation of Land



Post-Submittal Meeting

Request a facilitated meeting



Variances and Waivers

Exception to IDO Dimensional Standards



Amend an Existing Approval

Site Plan, Preliminary Plats, Subdivision Plats, Framework Plan, Master...



Adopt or Amend a Plan

Framework, Master Development Plan, and Site Plans



Wireless Telecommunicati...

Collocation, New and Small Wireless Facilities, and Waivers



Appeal a Decision!

EPC, DHO, LC or City Staff



Change Zoning Regulations

Request changes to the IDO



Help Submitting an Applic...

Sketch Plan, Sketch Plat, Mailed Notice, Historic and General

<https://cabq.gov/abq-plan>

ABQ-PLAN

March 2026

Month Week Day

< Today >

Hearing Details

Hearing Type
DHO Hearing

Subject
Minor Preliminary Final Plat

Status
Deferred

Case Number
[MINOR_PLT-2026-00005](#)

Case Type
Minor Plat Application

Location
Zoom

Start Time
09:12 am MDT

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11 9 DHO Hearing DHO Hearing Landmarks Co... DHO Hearing Show more..	12	13	14
15	16 2 City Council ... City Council ...	17 20 ZHE Hearing	18	19 3 EPC Hearing EPC Hearing	20	21








ABQ-PLAN

FILTERS ✕

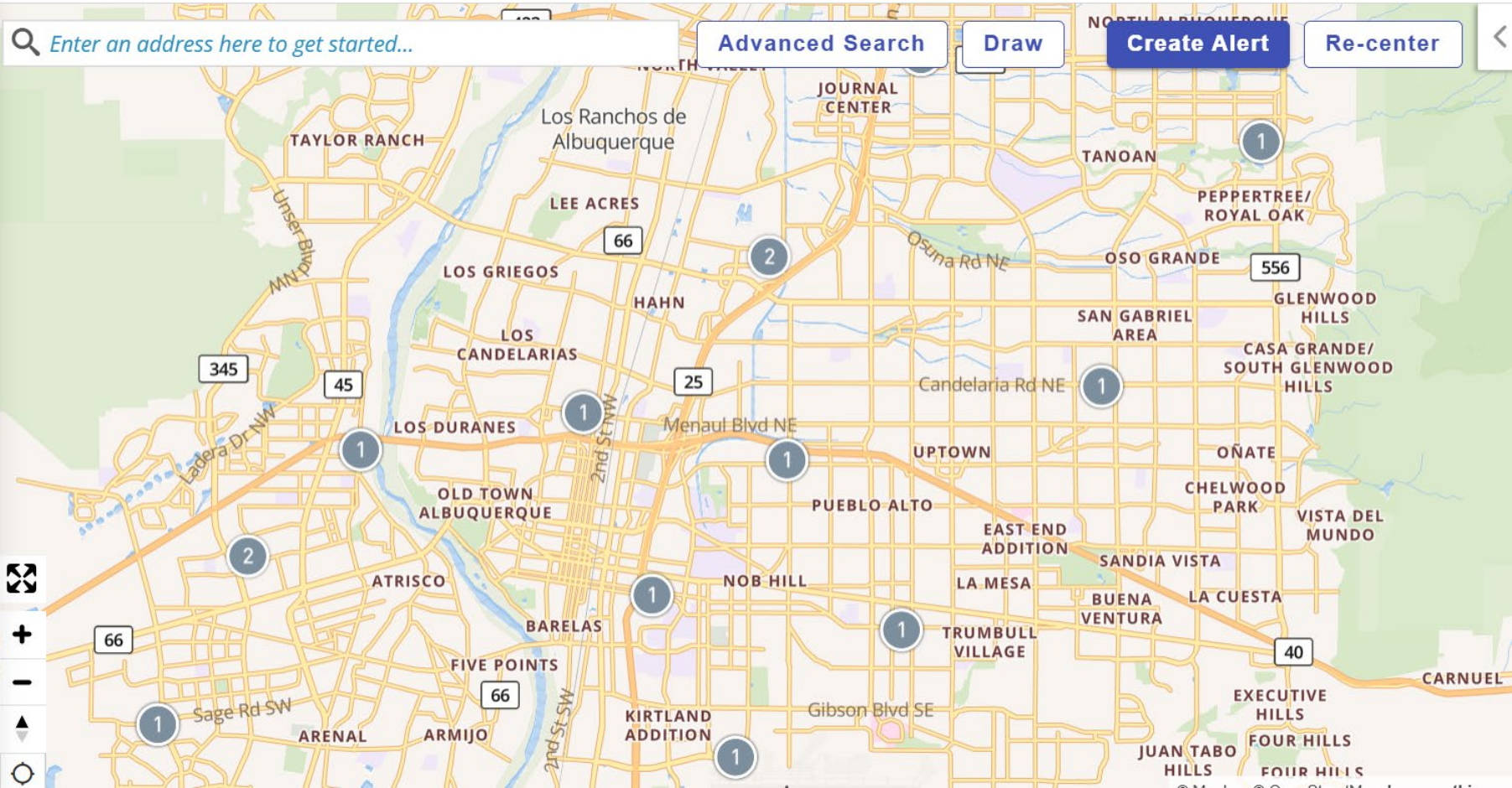
PIN OPTIONS ^

Date Range ▾
Past Month

Pins

- Select All
-  Plans ▸
- ✓  Permits ▸
- ✓  Inspections ▸
- ✓  Professional Licenses ▸
- ✓  Business Licenses ▸
- ✓  Operational Permits ▸
- ✓  Health Inspections ▸

Enter an address here to get started... Advanced Search Draw Create Alert Re-center



Zoning History

1917: Supreme Court struck down racial zoning ordinances

1924: Standard State Zoning Enabling Act

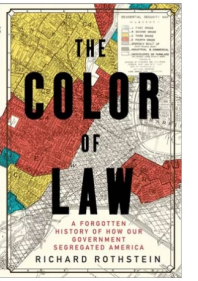
1928: Albuquerque proposes the first zoning code

1959: City of Albuquerque established first zoning code

1975: CABQ replaced zoning code

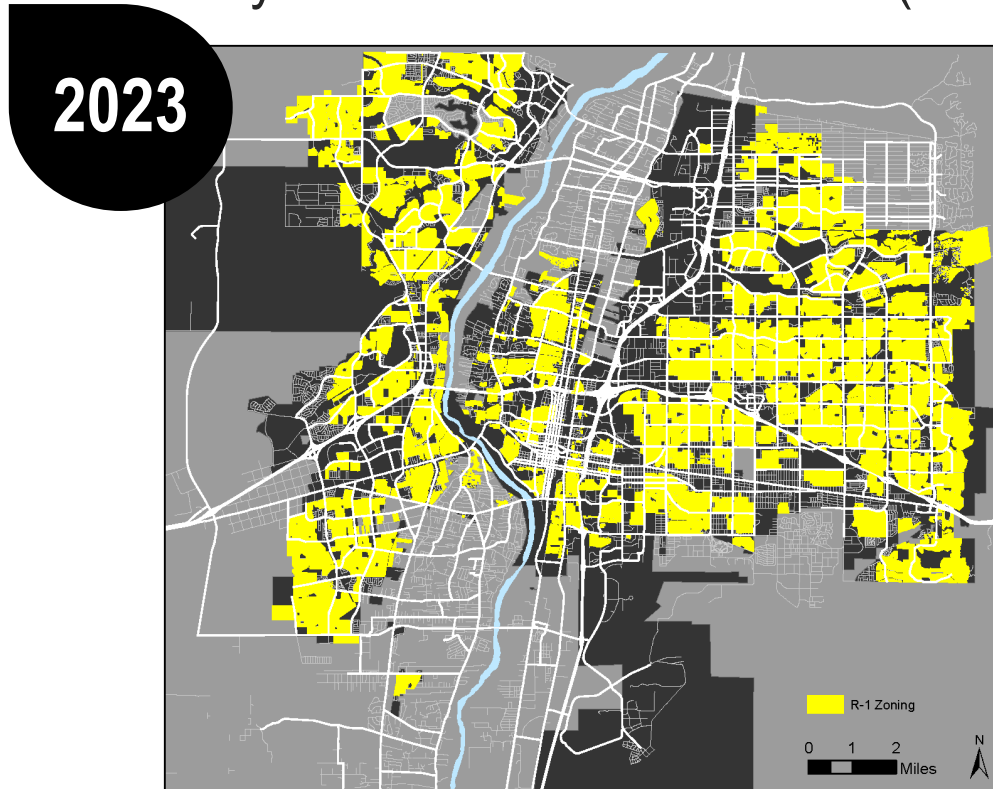
2017: CABQ adopted IDO

2023: Housing Forward Allowed Casitas and Non-residential Conversions

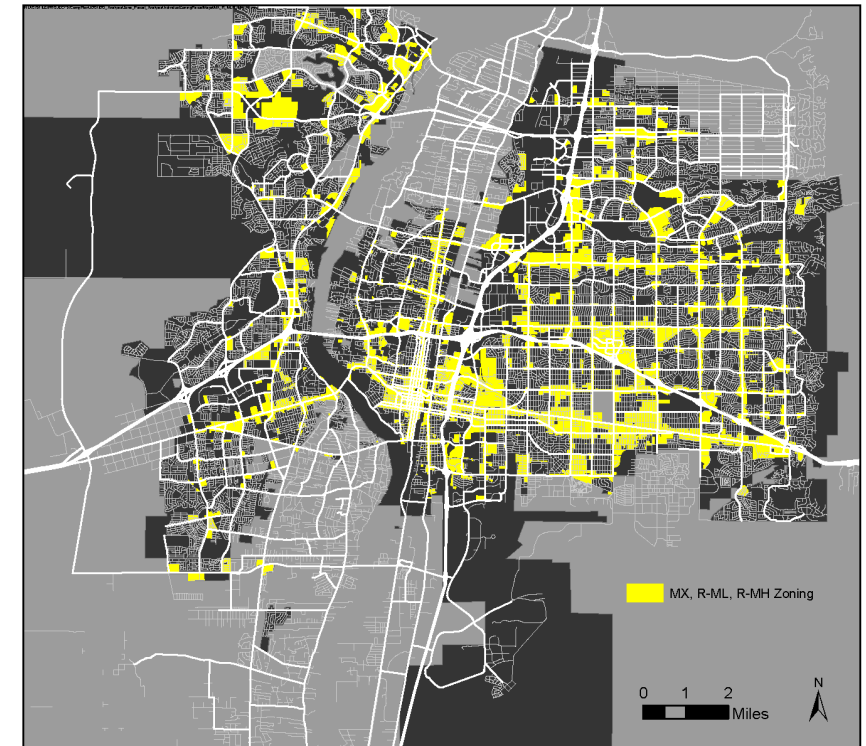


[Segregated by Design](#)

Only houses / Casitas allowed (67%)

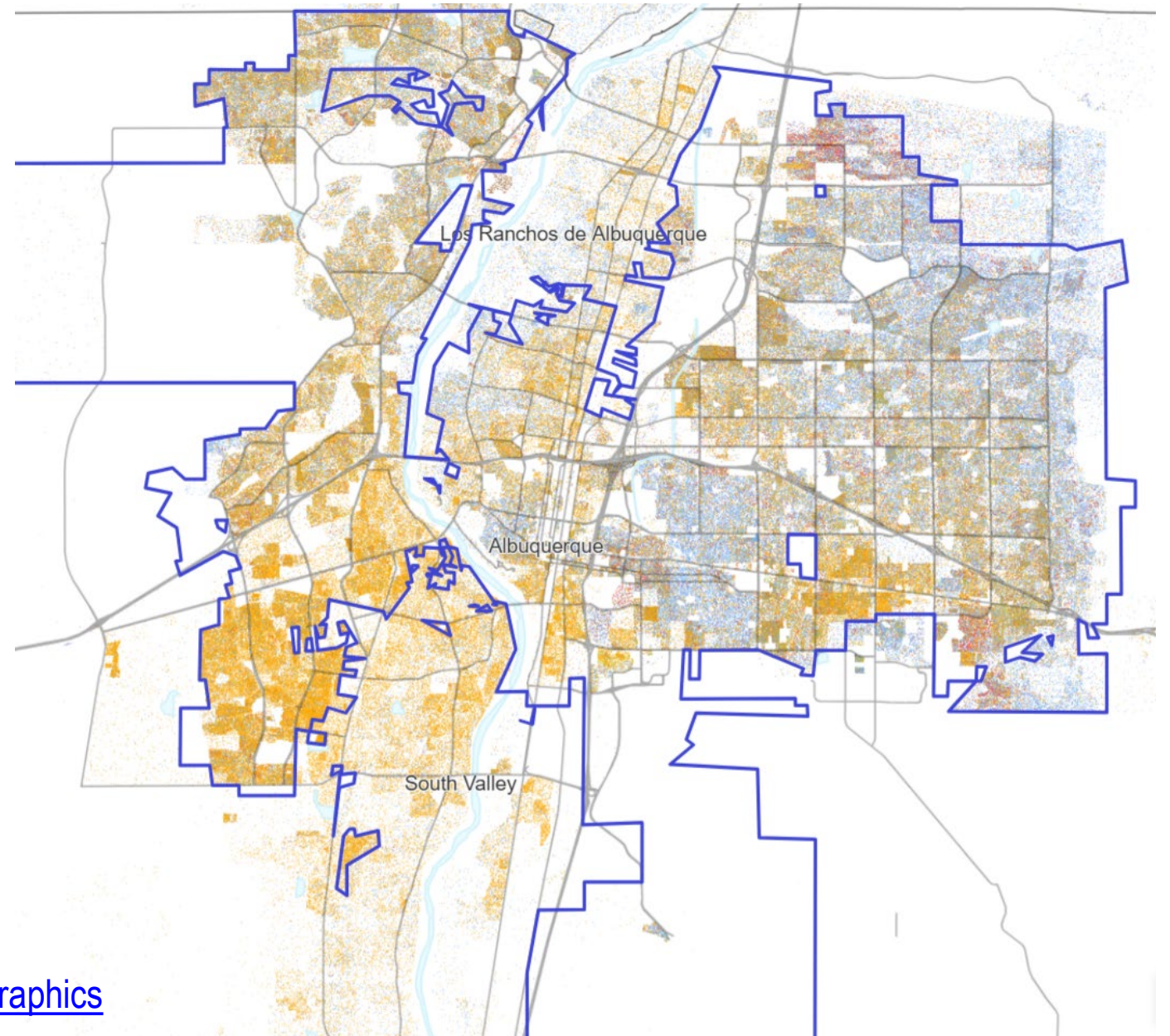


Apartments Allowed (14%)



Albuquerque Population by Race, 2020

Race	Population	Percent
● Hispanic	269,238	47.7%
● White	212,966	37.7%
● Native American/Other	28,566	5.1%
● Multiracial	19,099	3.4%
● Asian	18,041	3.2%
● Black	16,649	2.9%



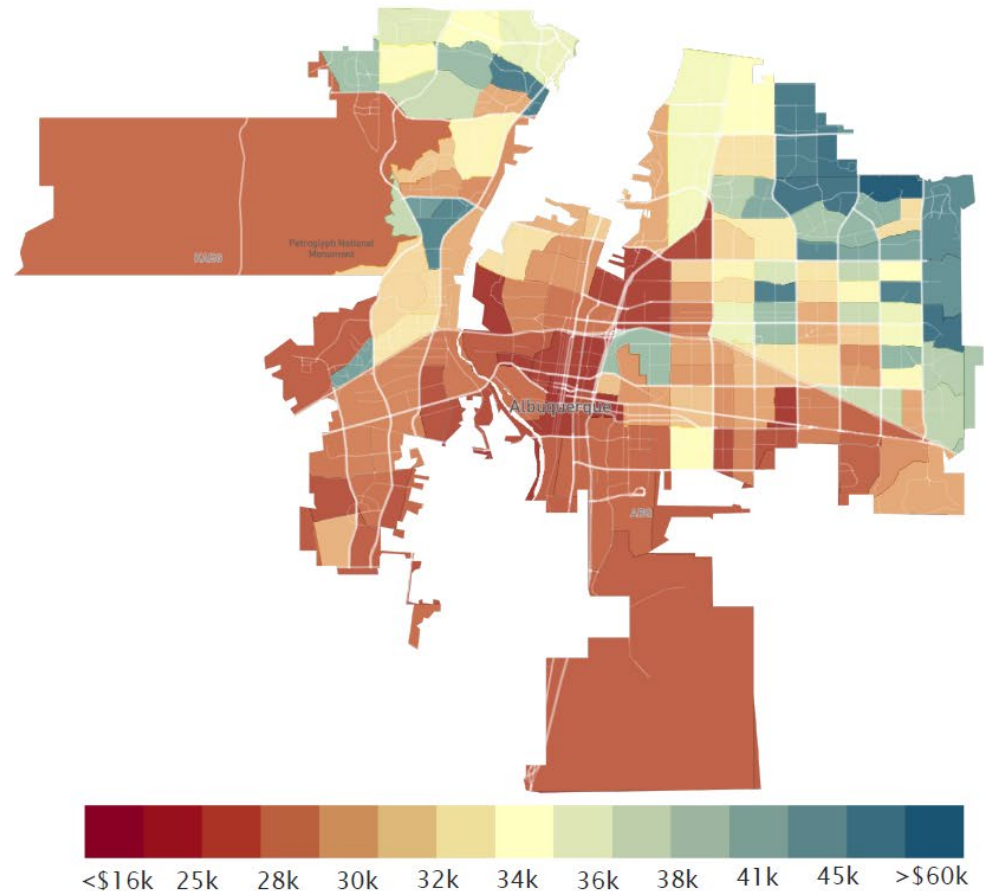
Harvard's Opportunity Insights:

The Geography of Upward Mobility

Mean Household Income at Age 35 for Children with Parents Earning \$27,000 (25th Percentile)

Mobility Estimates for Low-Income Children from Albuquerque

- This map shows us the outcomes of children who grew up in Albuquerque in low-income families, **compared to the outcomes of all other children from low-income families nationally.**
- The outcomes for low-income children in Albuquerque are low compared to the national median, although outcomes are better for children growing up in the northeast of the city.



EQUITY

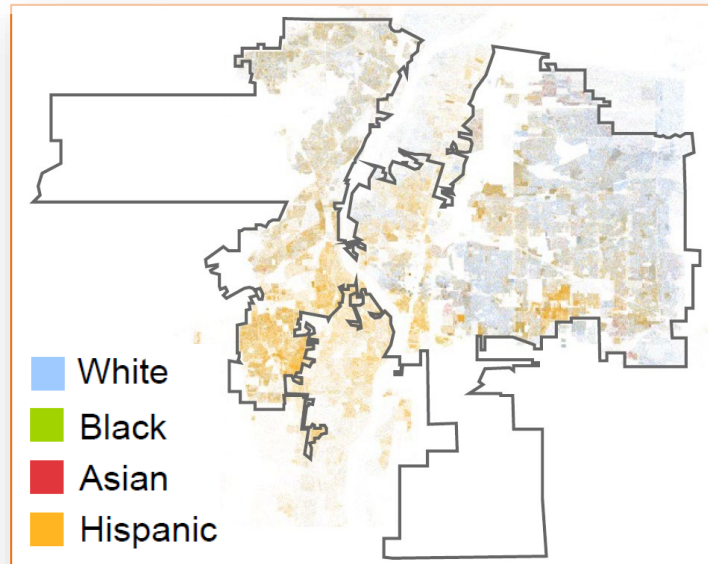


compplan.abq-zone.com

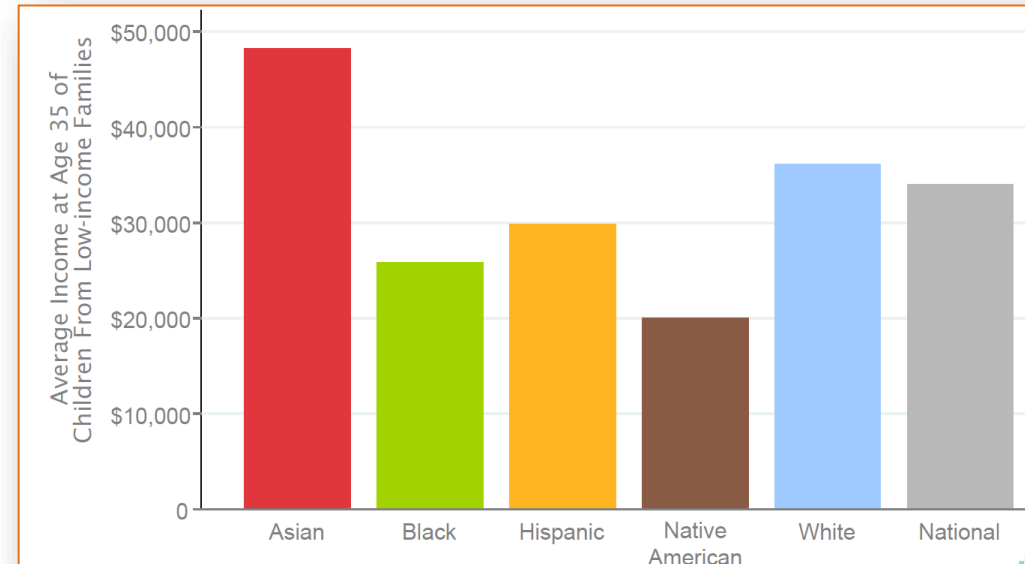
- **Guiding Principle for Equity:** “All residents have access to good public services, a range of housing options, and healthy places to live, work, learn, and play.”
- **Goal for Racial Equity:** “When race no longer determines one’s socioeconomic outcomes; when everyone has what they need to thrive, no matter where they live.”

<https://www.raceforward.org/what-racial-equity>

Children (now in their mid-30s) who grew up in low-income households in these areas



Average annual household income in 2014-15 for children (now in their mid-30s) who grew up in Bernalillo County



opportunityatlas.org

EQUITY

Two Approaches to Increasing Upward Mobility in Neighborhoods



- **Reducing Segregation:** Increase Access to High-Opportunity Areas by Providing Affordable Housing



- **Place-Based Investments:** Invest in Low-Opportunity Neighborhoods to Increase Upward Mobility

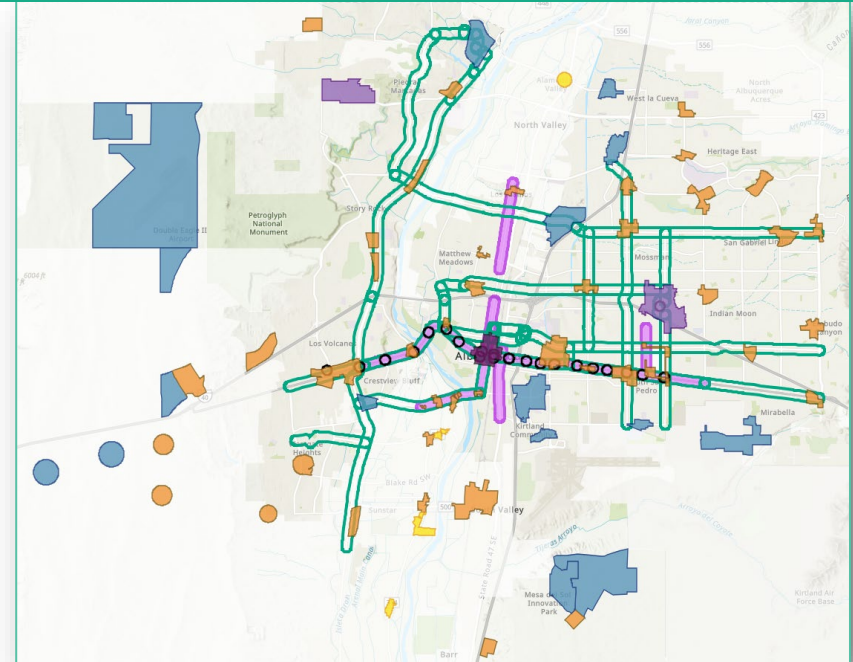
- **Albuquerque is in a housing crisis.**
 - House prices are too high for most families looking to own.
 - Rents are going up dramatically.
 - Homelessness is increasing.
 - Wages are not increasing as fast as housing costs.
 - The cost of construction materials and labor are limiting the pace of housing construction.
 - Only the largest-scale multi-family construction and highest-priced housing can pay for themselves without subsidy.
 - Small projects are getting more creative with funding to make them happen.
 - The City does not (and maybe can't) allocate enough \$ to subsidize enough affordable housing to meet the need.

Lower Costs per Housing Unit

Require less land/parking to leave more money and space for constructing housing units

PASSED

- **R-1 Dimensional Standards** – Removed larger minimum lot sizes and setbacks
- **Building Heights**
 - **R-ML and R-MH and Mixed-use Zone Districts**
 - Added building height in AC-MT
 - Increased building height in UC-MS-PT
- **Parking**
 - **Citywide Parking Minimums**
 - Reduced minimum requirements for multi-family
 - 1 space / DU for workforce housing
 - Reduced parking minimums by 20% for most uses
 - **Centers and Corridors:**
 - Eliminated parking minimums in DT-UC-AC-MS-PT-MT



[IDO Zoning Map](#)

- DT = Downtown
- UC = Urban Center
- AC = Activity Center
- EC = Employment Center
- MS = 660 feet from Main Street
- PT = 660 feet from Premium Transit station
- MT = 660 feet from Major Transit

Increase Housing Choices

Take bold but gentle action to create more housing choices for families

PASSED

- **Dormitory** – Allowed in all zone districts that allow multi-family dwellings
 - **Examples:**
 - Supportive / transitional housing
 - Non-residential conversions
 - Vertical mixed-use

“Albuquerque and Santa Fe could add hundreds of [low-cost homes and curb homelessness](#) with small, dormitory-style microapartments that have shared kitchens, bathrooms, and amenities.

The Pew/Gensler study found that each ‘co-living’ apartment would cost about \$130,600 to build in Albuquerque and \$184,400 in Santa Fe, well below the roughly \$300,000 needed to build a typical studio apartment.”



Increase Housing Choices

Take bold but gentle action to create more housing choices for families

PASSED

- **Cottage courts** – Allows multiple small single-family or duplexes citywide on lots 10,000+ s.f.
 - **Examples:**
 - Multigenerational family compounds / senior living / intentional communities
 - Build-to-Rent
 - Affordable housing



1700 Old Town Rd.



[Griegos Farms by Rembe Urban Design + Development](#)

SAMPLE CALCULATION

	Square Feet (s.f.)	Calculation Result	
Start with an example lot size total	10,000		
Divide by minimum lot size in the zone district	R-1 3,500	2.86	units
Multiply by an assumed s.f. per unit in a typical house	2,000	5,714	total s.f.
Divide by size limits in the zone district	Minimum size 650	8	cottage units
	Maximum size 1,200	4	cottage units

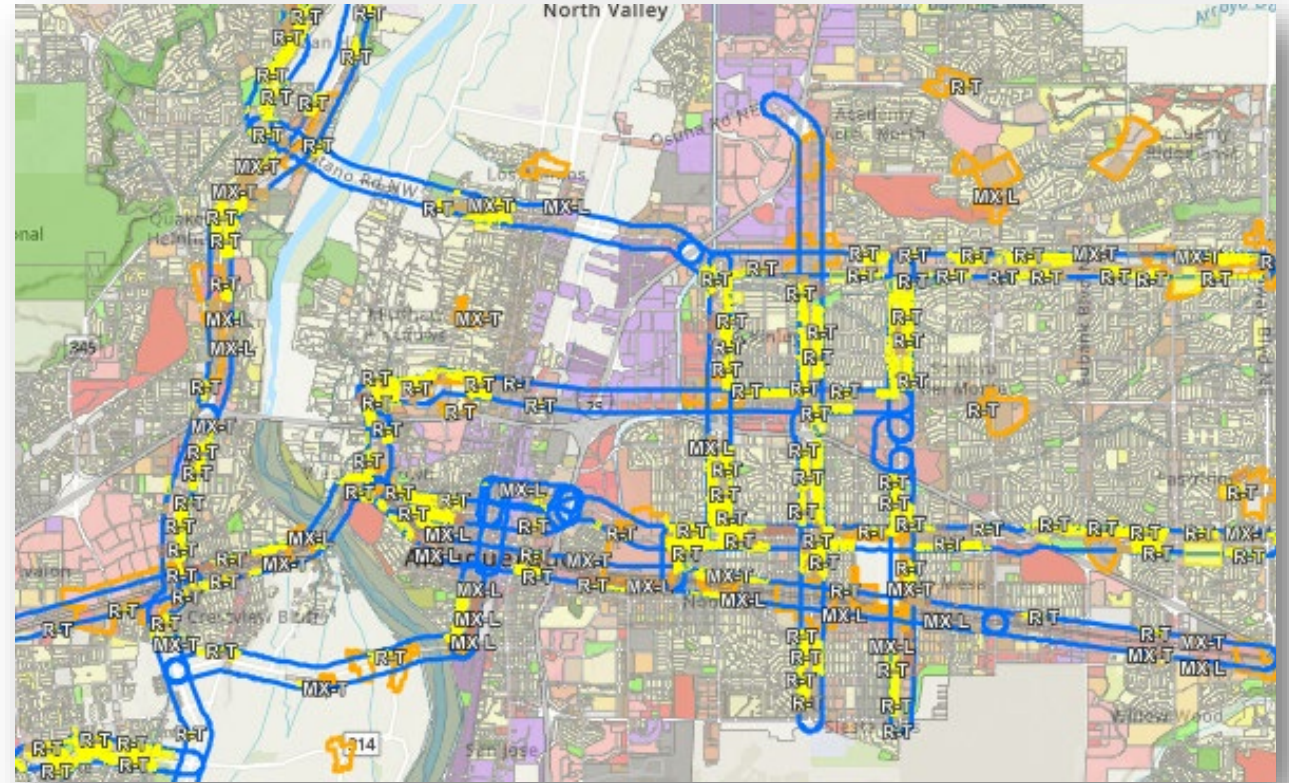
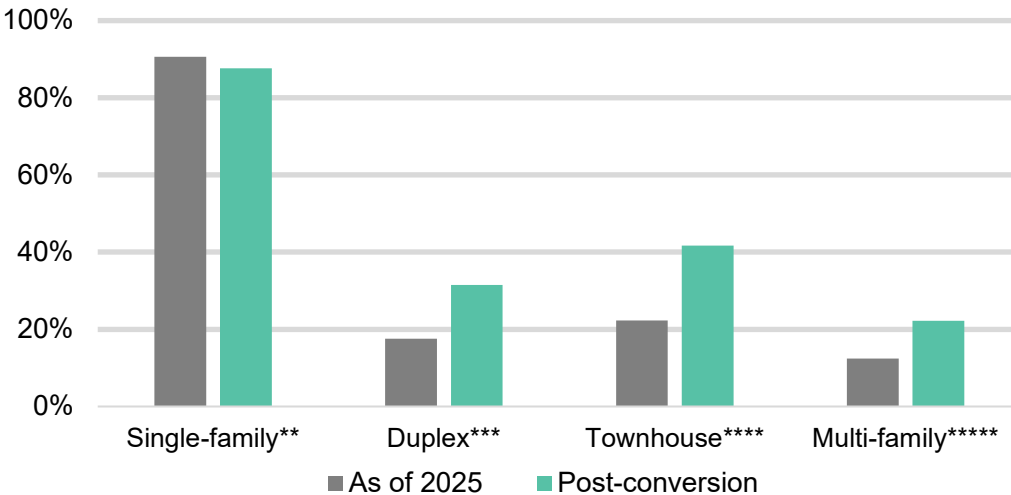
Increase Housing Choices

Take bold but gentle action to create more housing choices for families

NOT PASSED

- **Legislative Zoning Conversions for Major Transit (MT) and Activity Centers (AC)**
 - R-1 → R-T – Adds townhouses as permissive (up to 3 units)
 - R-T → MX-T – Adds multi-family and non-residential as permissive
 - R-ML → MX-L – Adds non-residential as permissive

Platted Lots Zoned for Residential Uses*



MT = 660 feet from **Major Transit Corridor**

AC = **Activity Center**

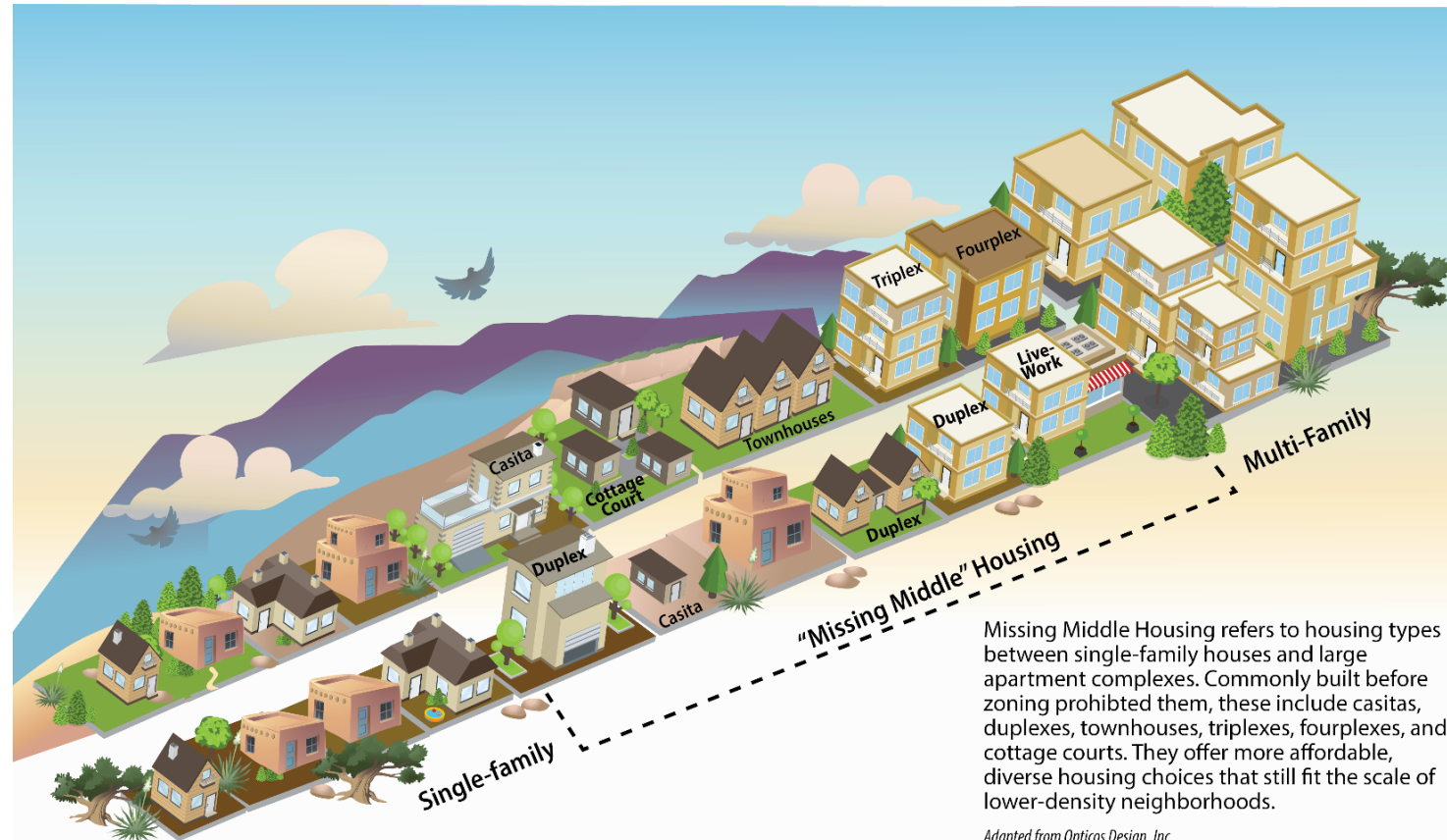
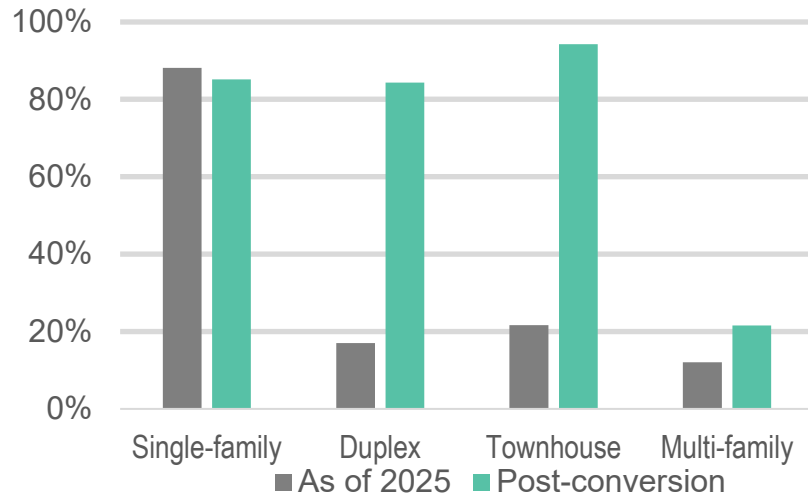
Increase Housing Choices

Take bold but gentle action to create more housing choices for families

NOT PASSED

- **Duplex** – Allow duplexes citywide in R-1
- **Townhouse** – Allow townhouses citywide in R-1 (up to 3 units)
- **Accessory Dwelling Units (ADUs) / Casitas** – Allows attached ADUs citywide
- **Safe Outdoor Space** – Remove requirements for plumbing and 24/7 security

Platted Lots Zoned for Residential Uses



Missing Middle Housing refers to housing types between single-family houses and large apartment complexes. Commonly built before zoning prohibited them, these include casitas, duplexes, townhouses, triplexes, fourplexes, and cottage courts. They offer more affordable, diverse housing choices that still fit the scale of lower-density neighborhoods.

Adapted from Opticos Design, Inc.

Allow Food near Neighborhoods

Create opportunities for small businesses, encourage walkability, and provide important daily goods such as food, household items, and medicine closer to the places where people

NOT PASSED

- **Bodegas / Tienditas:** Allow retail, restaurant, grocery, and live-work on corner lots 5,000+ s.f. in residential zones
 - Conditional on local streets
 - Permissive on arterial / collectors
 - Not allowed to sell alcohol, cannabis, or nicotine



- **Will zoning changes result in housing construction?**
 - For large-scale projects, can allowing more units help projects “pencil” and cover construction costs?
 - Will individual people invest in incremental, missing middle housing?
- **Is all housing good housing?**
 - Would housing get built if the City required some units to be affordable (inclusionary zoning)?
 - Would too much housing lead to gentrification in communities of color?
 - Would the City be ready with tools / strategies to intervene, if so?
- **Will Albuquerque still be Albuquerque if more housing gets built?**
 - Will Albuquerque have a future if we continue with the status quo?
 - What are we “ready” for?

LEVERS & CONSTRAINTS

WHAT ZONING DOES WELL

- Prohibit uses / allow uses
- Set minimum standards

WHAT ZONING DOESN'T DO WELL

- Make uses / development projects happen
- Create good design / nice places

FACTORS IN DEVELOPMENT

CITY REGULATIONS

- **Zoning**
- Noise Ordinance
- Street Tree Ordinance
- Traffic Ordinance
- Short-term Rental Ordinance
- Vacant Premises Ordinance

CITY INCENTIVES

- Metropolitan Redevelopment Areas + financial tools
- Housing subsidies
- Economic development financial tools
- Repair assistance

FEDERAL REGULATION + PRIVATE MARKET

- Interest rates + mortgage rates
- Tax structure + incentives
- Housing subsidies
- Banks + lending practices
- Fair Housing Act
- Building codes
- Developers
- Construction workforce
- Construction costs
- Investor capital
- Jobs + wages
- Household trends + preferences



ABC-Z Project
abcto@cabq.gov

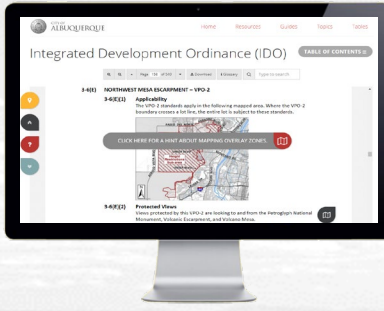
RESOURCES

Mikaela Renz-Whitmore
Urban Design + Dev. Division Manager
mrenz@cabq.gov

Kate Clark
Regulatory Planning Team Lead
kclark@cabq.gov

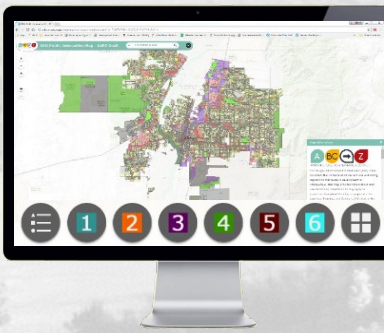
Jessica Sapunar-Jursich
Mid Range Planning Team Lead
jessica@cabq.gov

Interactive IDO



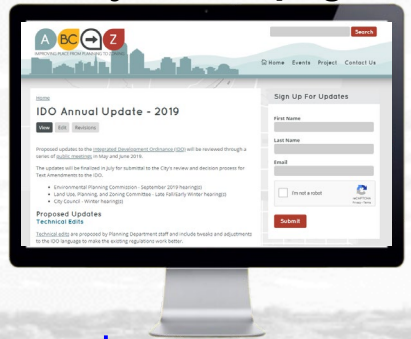
ido.abc-zone.com

IDO Zoning Map



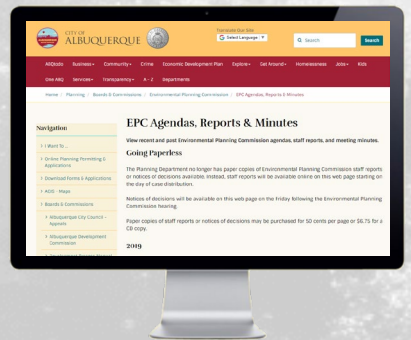
tinyurl.com/idozoningmap

Project Webpage



abc-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com